

CITY OF HAVANA
COMPREHENSIVE PLAN FIVE YEAR UPDATE
2021



ACKNOWLEDGEMENTS



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2021 Five Year Update

During the last five years, The City of Havana has made great strides forward, addressing many of the weaknesses and threats identified in 2016 and expanding on the strengths and opportunities. Our downtown corridor has been completely updated with handicap accessible parking and safe sidewalks. Our businesses are receiving updates to their facades and new benches and trash cans are situated up and down Main Street making Havana a welcoming destination for our visitors and residents. The American Flag flies proudly at the entrance to the downtown corridor at the intersection of Main and Broadway Streets. The Business Park is home to existing businesses and is shovel-ready for new businesses. In 2021, the city has engaged a marketing firm to create a brand essence that showcases Havana's authentic and true character. We continue to look for opportunities not only in the downtown area, but in the City as a whole, promoting new business growth and tourism. The City will continue to support commerce and the well-being of our citizens on a daily basis. And we will continue to move forward with pride and optimism.

The Action Plans established in 2016 for the different sectors of our community have been reviewed and updated in this Five-Year Update.

Section I: “Moving Forward in a Positive Path”

Havana's History is Tomorrow's Future



The City of Havana is located on the banks of the Illinois River with historic red brick streets paving the way to our “downtown” business district. The Main Street is lined with antique, book, quilting, archery and gift shops. Our City Hall, Police/Fire Department, Public Works and County Courthouse surround the business district. Havana boasts of and supports great local restaurants. We are a friendly community welcoming all visitors and supporting our local residents.

Our city government is actively engaged in moving into the future with Business Park development, renovation and restoration of our Riverside Club, utilization of two TIF programs and continued participation in local events. The city is fortunate to have an active Ministerial Association who provide leadership, guidance and peace for our families and our community. We are home to the Spoon River College satellite campus, Havana Community Unit School District #126, Havana Carnegie Public Library, Mason District Hospital, the Historic Lawford Theater and the Havana Marina. Each of these entities provide outstanding services and are definitely reasons why people want to live in “Our Town” of 3,200 population.

The Havana Park District has developed our riverfront with walking paths, campgrounds and a Nature Center. The historic Chester Center was destroyed by fire in the spring of 2015 and will be rebuilt to provide year-round activities for our residents.

The Havana Chamber of Commerce is a vital and energetic organization who host activities for all ages and stages of community members. The main activities include Oktoberfest, Courtyard of Lights, 4th of July celebration, annual Car Show and Holiday parades. The Chamber continues to develop tourism opportunities by hosting a balloon festival in the summer of 2015.

The goal of “Moving Forward with the Mayor” guides and supports team building at all levels of City business. Our “team approach” encourages youth involvement, standing and special committees, inclusion of public opinion and comprehensive planning. We actively search out grant opportunities for economic development and historical preservation. The Havana Business Park is in the process of becoming “shovel ready” with infrastructure, roads and an additional water tower. The Riverside Club, after 5 years, has been renovated. It hosts dinners twice a week for our Senior Citizens and is available for event rentals. Our grain elevators are some of the busiest in the world as to barge traffic.

We, the City Havana, are proud to move forward into the future with a positive attitude, expectations for continued economic growth and employment opportunities, riverfront expansion and love of our community. This truly is “Our Town”.

Mayor Brenda Stadsholt

Section I: “Moving Havana Forward with Pride & Optimism”

Havana’s History is Tomorrow’s Future



The City of Havana is located on the banks of the Illinois River at the interchange of routes 78, 97 and 136. The historic red brick streets pave the way to our ‘downtown’ business district. Havana is home to the Mason County Courthouse which is surrounded by family-owned businesses. We are a friendly community who support our local residents and welcomes all visitors. People can access Havana by road, river or air. The Tall Timbers Marina welcomes visitors to our beautiful Riverfront Park. The Havana Regional Airport provides vehicle transportation to and from Havana. Most visitors travel by road for the day and then decide to return to stay.

The City of Havana thanks the past Mayors and City Council members who helped make the Downtown Revitalization and Streetscape program a reality. The TIF 1 and TIF 2 established in 1986 and 2006 enabled the City to purchase the Business Park which is home to County Market, Farm and Home, Hawkins Water and Hofreiter Implement Company. The City received an EDA Grant in 2016 to develop 35 acres of land on the southeast corner of the Business Park. The “shovel ready” infrastructure was completed in Fall of 2020. The TIF 1 and TIF 2 are contiguous which is important for future job creation. Opportunity Zone projects have been identified and we look forward to attracting business through this program.

Our City government has been actively engaged in supporting our downtown business owners in development, renovation and restoration of our Historic buildings. Main Street is lined with boutiques, restaurants and local businesses and our streetscape has been completely revitalized. The Havana City Center, which was newly renovated by our Public Works Department, is Havana’s conference center used for community events, gatherings and public meetings as well as the Voting Poll for local and national elections.

Education and healthcare are top priorities for Havana. Spoon River College’s satellite facility and Havana Community Unit School District 126 offer our citizens exemplary educational opportunities. Mason District Hospital provides excellent medical services right here in our hometown.

Tourism and entertainment are supported by our Havana Area Chamber of Commerce in conjunction with the City, who tirelessly promote special events and also work with our local businesses. The Historic Lawford Theater hosts concerts and special events and we look forward to music festivals in the future. The Havana Park District continues to focus on offering our citizens and visitors activities and beautiful parks throughout the community.

The goal of “Moving Havana Forward with Pride and Optimism” is achieved with team building from all ages of our community. Our unique approach to plan for the future by learning from our past has enabled us to encourage people to live, work and play in our beautiful community. Together, we are, “Moving Havana Forward with Pride and Optimism”.

Mayor Brenda Stadsholt

History of Havana



Havana, initially known as Ross-Ferry, was surveyed by Stephen Dewey at the request of Ossian M. Ross who entered Mason County where Havana now stands in October 17, 1827. The first building in Havana was the Ross Hotel, built in 1829, years before the areas plat was recorded on June 2, 1835.

In 1848, the Town of Havana was incorporated, and in 1853, it was incorporated as a Village. Then in 1873, Havana was incorporated as a City as it is today.

Havana is located across the Illinois River from the mouth of the Spoon River and adjacent to an island shaped like the island of Cuba, and the island was named “Cuba Island”. The locals named the city Havana due to it being located next to “Cuba Island”.

By 1900, the City of Havana had become known as a fishing and hunting center. History shows that it was the most important inland fishing port in the United States. With the economy



booming, the population peaked at around 5,000, with hotels, bars and gambling houses established to entertain the sport hunters and fisherman. Havana continued to flourish with many businesses being developed to service the residents and visitors. The 1930's and 1940's were possibly Havana's most 'booming' days with the City being a center for

residents and visitors spending an evening in town patronizing the restaurants, bars, night clubs, and gambling houses.

Since that time, Havana has become an agricultural center with numerous agricultural equipment dealers and grain handling facilities located within the City. The self-sustaining city continues to provide all the services, educational facilities, retail stores, etc. needed for local residents. The Illinois riverfront continues to be an important part of the City, along with the historic downtown area, the Business Park, and residential developments that make up the community.

Comprehensive Planning Process

The comprehensive planning process analyzes the past and present in order to make objective decisions on the future. The process establishes a 20-year vision for the community's growth and development using a strategic and organized approach within the corporate limits of Havana and all unincorporated land within one- and one-half miles of the corporate limits within Mason County. The comprehensive plan will serve as a guide for the City of Havana for economic, social, and physical development while maintaining the quality of life expected by the city's residents.

The City of Havana, under the leadership of Clarence I. Chester, Mayor, prepared its first Comprehensive Plan in August 1969. The goals and objectives of the 1969 plan were:

- To encourage complete and best utilization of all land
- Broaden the tax base and expand economic opportunities
- Enrich the lives of neighborhoods and the community through accessible playgrounds and parks
- Increase and diversify housing types and price ranges
- Improve water and sewer system
- Provide framework for future development decisions

The City has developed and changed since 1969, with much of the development following guidelines established in the initial comprehensive plan. The current mayor, Brenda Stadsholt, and City Council have promoted the development of the March 2016 Comprehensive Plan. With the significant changes in the local and national economy, stress on residential developments, and need to provide guidance for future community development, this time is appropriate for developing a new plan.

The Comprehensive Plan, the guiding document for development decisions within the City, calls for analysis, public input, and study. The City appointed a steering committee that represented a good cross section of civic, community, business, and private leaders to develop the survey, conduct meetings, and draft the comprehensive plan. Public input and public outreach were an important part of the planning process, in addition to the community survey, two public meetings were held, the first on September 29, 2014, to review the community survey responses and

Comprehensive Planning

A process to engage the public in local decisions and to create a document for guiding development for health, safety, and welfare of a community.

gather additional input, and the second on July 27, 2015, to present draft comprehensive plan documents and obtain additional public input. The local weekly newspaper, The Mason County Democrat, frequently published information regarding the planning process, which also served as a community outreach regarding the plan.

The Steering Committee made up of 20 individuals, led by Andy French, Alderman Ward 2 and Robert Cooper, Alderman Ward 1, met at least once per month to address specific planning topics and develop a direction to incorporate into the overall comprehensive plan document. The committee members brought in department heads and other individuals to provide expertise in various planning areas. The Mayor provided direction to keep the process proceeding and assisted by providing oversight in areas regarding City government resources and needs.

General Goals for Planning

- **IDENTIFY COMMUNITY ASSETS, NEEDS, AND GAPS.**
- **ADDRESS FILLING THE GAPS**
- **PREPARE FOR CHANGE – GROWTH & DECLINE**
- **GUIDE FUTURE DEVELOPMENT**
- **ASSIST IN LAND DEVELOPMENT**
- **COORDINATE PUBLIC SERVICES**
- **PROVIDE SECURE TAX BASE**
- **ENABLE PUBLIC AND PRIVATE ENTITIES TO PLAN IN HARMONY WITH THE COMMUNITY PLAN**
- **PROMOTE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE**

Summary of Planning Process

Mayor and City Council Initiate Process	November 19, 2013
City Committee Luncheon to Present Process	January 20, 2014
Steering Committee: Responsibilities and Members Assigned	January 24, 2014
Steering Committee Meetings	Monthly
First Public Meeting – Public Survey Results	September 29, 2014
Second Public Meeting – Draft Comprehensive Plan Documents	July 27, 2015
Comprehensive Plan Adoption	March 28, 2016

Previous planning for the City was in the form of community mapping that was first done in 1996. Issues identified as priorities in 1996 were:

- Development of Natural Resource related amenities and Emiquon
- Higher quality job opportunities
- Steady population growth
- Vitalization of Downtown
- Positive attitudes and perceptions
- Larger property base
- Economic development, recreation, and tourism related to the Illinois River.

A “Re-Mapping” was done in 2000 with the following results:

- Development of a full-time community and economic development position
- Business Park infrastructure construction
- Nature and heritage tourism events: Eagle Days and Sojourns in Havana

A 2005 map update included a new list of priorities

- Economic/ Business Development
- Havana Brand Image
 - Raise Visibility
 - Promote Eagle Days
 - Launch Heritage Characters
- Local Schools
 - Provide Quality Schools and Education
 - Foster Academic Activities
 - Maintain Facilities and Finances
 - Support and Enhance Extracurricular Activities
- Maintain and Improve Infrastructure
- Enhance City Entrances and Signage

2021 The Five-Year Update to the Comprehensive Plan was Completed.



Planning Framework

The City's plan for growth has integrated public input with economic development, infrastructure, and land use of the community. The "mapping" process has provided valuable insights of needs and wants of the community and are interwoven with the elements of this comprehensive plan. Geographical expansion of the community, providing additional space for residential, commercial, and industrial development, is considered partially on the transportation, water, sewer, and other utility availability. The community development, based on long-term sustainability of services, considers the needs of the residents and their ability to travel to local destinations by car, bicycle, and foot.

SMALL TOWN CHARM WITH BIG CITY SERVICES



The intent of the planning process is to provide a “complete community” for residents and visitors to the City of Havana. A “complete community” is defined as, “having all necessary parts, elements or steps.” The City of Havana, through the comprehensive planning process, strives to promote the complete community concept, able to accommodate the needs of all residents and visitors. The vision is to provide this through strong transportation systems, infrastructure, business districts, Business Park, educational facilities, parks and recreation, healthcare, land use planning and housing.

Section II: Community Survey Summary

Overview

The steering committee identified the community survey as being critical to developing a successful comprehensive plan. Several areas to survey were considered and the final decision was to survey every household and business within the Havana School District No. 126 service area. Survey forms (included in Appendix A) were mailed and made available online for completion.

The most important guiding principle of developing good plans is to have a robust and inclusive public participation.

A good survey response was received and is indicative of an engaged community, with many respondents adding additional notes to their surveys. There were several general key findings in specific areas. The following key findings were considered in the development of the comprehensive plan document:

- Employment opportunities and economic development were the most important.
- Good Support for Local Government
 - Leadership of Mayor & Council
 - Responsive City Employees
- Provide Opportunities for Additional Businesses
- Continue to Increase Recreational Programming
- Need to Address:
 - Loss of Youth After Graduating
 - Cost of Living
- High Level of Concern Regarding the Condition of Streets and Sidewalks
- Strong Interest in Seeing the Community Grow.

- 3,073 Surveys Mailed
- Media Releases To Encourage Responses
- 3,073 Follow-up Postcards
- 747 Returned Surveys

The survey responses indicated strong support of parks and recreational opportunities in the community. Current programs were supported and the following suggestions were made to enhance them:

- Provide walkways or trails to schools, grocery store, and riverfront park
- Add recreational programming for all ages
- Continue the development of the riverfront for recreation
- Consider business development at the riverfront

The preservation of historical features was also mentioned as an important part of the community. Cemetery, scenic views, and archeological sites were rated as the highest priority to preserve. Developing public and private partnerships to enable the community to preserve and enhance historic properties, commercial and residential, was mentioned as a method to accomplish the goal.

An important component to all communities is the available housing that meets the needs of a diverse population. Several survey questions targeted this area, which resulted in some specific respondent concerns. Of the respondents, 70% said affordable housing is important or very important to them and 78% indicated reasonable real estate taxes were important or very important to them. The following concerns were mentioned in regards to housing in the Havana community:

- Appearance of Some Housing
- Availability of Senior Housing
- Availability of Rental Property
- Availability of Independent Living Duplexes

Respondent Characteristics

- 42% Male
 - 58% Female
 - 43% Work Full-Time
 - 39% Retired or Not Working
-

Place of Residence

- 69% Live in Havana
 - 31% Live outside city limits
-

Home Ownership

- 86% Own Home
 - 11% Rent
-

Number of People in Household

- 24% One Person
 - 45% Two Persons
 - 30% More than Three Persons
-

- Availability of Affordable Housing

Economic development is important to the sustainability and “complete community” concept of Havana. Currently the city employs, a full-time Economic Development Director, which not only shows support from the city government, but also is indicative of the importance of economic development to the city’s success. Growth of existing businesses and developing new businesses in Illinois Rural communities takes considerable effort and persistence. Survey respondents listed numerous developments they would like to see in Havana including:

- New Manufacturing Businesses
- Additional Retail Businesses
 - Restaurants
 - Entertainment
 - Health Care Services
 - Clothing
 - Second Grocery Store
 - Farmers Market
 - Recreation & Tourism Related
- Added Support to Local Entrepreneurs
- Expansion of Existing Local Businesses

21st Century Effective Community

- Is Leader-full
- Acts and thinks like a community
- Works for all residents
- Develops people who understand and create processes, partnerships, and collaborations
- Has a vision
- Celebrates and appreciates

Through the household and business survey, the Steering Committee developed a listing of strengths, weaknesses, opportunities, and threats (SWOT). The SWOT were then considered in the development of the Comprehensive Plan. While it is not possible to resolve all of the weaknesses and threats, to recognize the “complete community” concept, addressing the items in an effort to minimize them is important to the sustainability of the community. SWOTs identified through the survey process are shown on the following page.

SWOT ANALYSIS

STRENGTHS

- Strong local government services
- Health care services
- Low Crime Rate
- Parks
- K-12 and Community College
- CDAP & IHDA Housing Rehab Grants
- Quality of Life
- Natural Resources
- Unique Waterways
- Revitalized Downtown Streetscape
- Strong Downtown Businesses

WEAKNESSES

- Employment Opportunities
- Condition of streets & sidewalks
- Bike and hiking trails
- Elderly & long-term care
- Housing Availability

THREATS

OPPORTUNITIES

- New Businesses
- Additional Tourism
- K-12 & Community College
- Residential Growth
- Provide sidewalks/trails to connect schools, businesses, parks and other destinations
- New housing
- Water Availability
- Poverty
- Youth leaving area
- Aging population base
- Illinois economic situation
- Quality of Workforce

SWOT ANALYSIS

2021 FIVE YEAR UPDATE

STRENGTHS

- Strong local government services
- Health care services
- Low Crime Rate
- Parks
- K-12 and Community College
- CDAP & IHDA Housing Rehab Grants
- Quality of Life
- Natural Resources
- Unique Waterways
- Revitalized Downtown Streetscape
- Strong Downtown Businesses

WEAKNESSES

- Employment Opportunities
- Condition of streets & sidewalks
- Bike and hiking trails
- Elderly & long-term care
- Housing Availability
- Loss of Tax Base from Power Plant

OPPORTUNITIES

- New Businesses
- Additional Tourism
- K-12 & Community College
- Residential Growth
- Provide sidewalks/trails to connect schools, businesses, parks and other destinations
- New housing
- Water Availability
- Downtown Business Opportunities
- Shovel Ready Business Park

THREATS

- Poverty
- Youth leaving area
- Aging population base
- Illinois economic situation
- Quality of Workforce

Market/Economic Development Recommendations



Survey respondents identified economic development and employment opportunities as the most important keys to the success of the City. When asked how satisfied respondents were with job opportunities in the community, 69% responded dissatisfied or very dissatisfied, with 5% being very satisfied or satisfied.

One question on the survey with twelve parts was dedicated to the

community's economic development needs. Responses highly favored continued support of the City's economic development initiative. Over 80% of the respondents said attracting new manufacturing businesses to the community is a high or very high priority. While manufacturing facilities are in high demand, it is apparent the community believes attracting one is very important. When asked about providing incentives to attract new businesses, over 67% felt that was a higher or very high priority. More specifically, 63.4% felt offering free land or reduced taxes for new business development was important and 57.9% approved offering the same to expand existing businesses.

In order of priority, the following types of businesses were supported by the community to be developed:

1. Manufacturing business – new
2. Retail business – new
3. Local entrepreneurs & new business with local owners
4. Existing business expansion
5. Expand health care services
6. Service businesses – new
7. Hunting and fishing business expansion
8. Tourism related development

Based on community feedback, economic development will be incorporated into land, transportation, and infrastructure planning to provide correctly zoned areas where manufacturing and other business development can occur.



Action Plans:

1. Add manufacturing/industrial business to City.
2. Complete the build out of the Business Park.
3. Continue downtown development.
4. Continue to support local businesses.
5. Develop additional outdoor and recreational retail business.
6. Promote tourism and businesses to attract additional visitors to the City and the area.
7. Provide additional property along U.S. Route 136 for commercial and manufacturing development.

Additional Action Plans 2021

1. Promote the addition of Illinois River Biological Station at the end of Main Street.
2. Actively engage with developing the riverfront through partnerships with Havana Park District, Emiquon and Fulton County.

3. Engage a marketing firm to create branding to aid in promoting tourism and businesses.

Section III: Vision Statement

Havana's vision statement serves as a guide for the creation of the Havana Comprehensive Plan. It provides a clear direction for future growth and development in the community, and will be an important tool to gage the success of plan implementation. The Comprehensive Plan informs citizens, property owners, developers, city administrators, elected officials and other decision-makers of where Havana would like to be in the future.

City of Havana Vision Statement

“The City of Havana combines everything you need with everything you could desire. From the local medical care, outstanding education, and abundant recreational opportunities to the cooperative spirit, small-town charm, and fertile farmland. Havana is a splendid place to live, play and work.”

Goals and Actions

The general goal of the comprehensive plan is for the City of Havana to be a sustainable, growing, and “complete community”. Specific goals for the various components are developed in later sections of this planning document. To meet specific goals, actions have been identified to be implemented by the various stakeholders throughout the community. The goals and actions are “fluid” and will require regular review and updates as the City moves forward to meet the resident’s expectations. An annual review and a five (5) year update are recommended.



Section IV: Land Use Plan

The City of Havana has a current zoning map included in Appendix B for reference. The zoning map shows all parts of the City and each land use is color coded in accordance with the specific zone the property is currently classified. The zoning classifications are consistent with the City's zoning ordinance. The current zoning classifications are listed in the following graphic:

ZONING DISTRICTS

LEGEND				
	R-1	SINGLE	FAMILY	RESIDENTIAL DISTRICT
	R-2	MULTIPLE	FAMILY	RESIDENTIAL DISTRICT
	C-1	GENERAL	COMMERCIAL	DISTRICT
	C-1-A	CENTRAL	SHOPPING	DISTRICT
	C-2	HIGHWAY	COMMERCIAL	DISTRICT
	M-1	LIGHT	INDUSTRIAL	DISTRICT
	M-2	HEAVY	INDUSTRIAL	DISTRICT
	W-1	WATERFRONT	RECREATIONAL	DISTRICT
	P.U.D.	PLANNED	UNIT	DEVELOPMENT DISTRICT

R-1 District (Single-Family Residential) is designated for areas where the land is presently being used and appears to be desirable for single-family use only, and also for areas where single-family use is to be encouraged for development.

R-2 District (Multiple-family Residential) is designated to provide areas for medium and high population density including areas containing multiple-family dwellings, areas which contain single family dwellings which are centrally located and appropriate for ultimate multiple-family development, and vacant areas that are desirable for multiple family development.

C-1 District (General Commercial) is designed to provide locations for the conduct of most all types of retail trade, offices, financial institutions, amusement facilities, transient housing and other similar businesses and service activities in order to maintain and provide for the future development of the central business district and other similar established uses and shopping areas.

C-1-A (Central Shopping District) is restricted to the central shopping area of Havana and is bounded by the north side of Adams Street on the south, Broadway Street on the east, the south side of Market Street on the north, and Schrader Street on the west.



C-1-A Design Guidelines for Historic Havana Downtown were developed for the protection, enhancement and preservation of buildings, structures, parking lots, areas, places or works of art in the central business district which have special historic and cultural value. (Appendix I).

C-2 District (Highway Commercial) is designed to provide and encourage concentrated locations in defined areas along highways and major thoroughfares, of certain retail businesses

and services which are automobile-oriented or serve and are dependent on the motoring public.

M-1 District (Light Industrial) is designed to provide a limited range of manufacturing and other light industrial activities, including certain general commercial uses, all of which are compatible with each other. The district is designed to protect nearby residential and commercial districts and to encourage future industrial development through the application of certain prescribed standards.

M-2 District (Heavy Industrial) is designed to provide a wide range of manufacturing and other industrial activities, including certain general commercial uses, all of which are compatible with each other. The district is designed to protect nearby residential and commercial districts and to encourage future industrial development through the application of certain prescribed standards.

W-1 District (Waterfront Recreational) is designed to preserve features of recreational value along the waterfront in the city. The district intends to provide conditions and regulations for the protection, enhancement, and perpetuation of buildings, structures, areas or places in Havana which have special waterfront value for the general welfare of the public and community.

PUD District (Planned Unit Development) purpose is to encourage the creation of a new and more desirable type of manmade environment. In the PUD, a developer of ten or more areas are offered an opportunity to assemble a variety of land uses, buildings, streets, and other property uses that result in a wider range of settings for a contemporary way of life.

The steering committee reviewed the current zoning map and classifications and discussed the significance and rationale of each zoned area/property. Specific land uses were reviewed with future uses considered to accommodate the needs for economic development coupled

with residential growth for single family and multi-family dwellings. An understanding of the current zoning map and ordinances was a prerequisite to developing a future land use plan.

The City of Havana's Future Land Use Plan, included in Appendix C, identifies locations within the City and the surrounding planning area for a variety of land uses that will help the community be a sustainable, complete community for years to come. The Plan provides a framework for public and private decisions about how particular sites could and should develop. The Plan not only considers land within the existing corporate limits, but also looks at land within the one-and-a-half-mile jurisdiction of the City. Plus, the steering committee felt it was important to consider some lands for potential annexation into the City, including unincorporated Matanzas and Quiver Beach areas.

The Future Land Use element of the Comprehensive Plan is a long-range guide for determining uses to which the land should ultimately be zoned, rather than a direct, immediate indication of the appropriate zoning regulations to apply to a specific parcel of land. The purpose of the Plan is to provide guidelines for controlling the development of the City, allowing current and feasible infrastructure to support the development and providing a sound tax base for the sustainability of the community. The basis of the Land Use plan is to provide the economic development desired by the community as determined through the public survey, while maintaining the "small town charm with big city services" expected by the residents and businesses of Havana.

The development of the Future Land Use Plan took into account the public's desires expressed in the survey, maintained areas along major routes for commercial development, reserved land for manufacturing use, set aside land for both single family and multifamily developments and established special provisions for areas that are currently considered beach property. Property along the Illinois River that are currently recreational in use are planned for similar future use and additional properties are indicated for similar future recreational use, enhancing the riverfront development for resident and visitor benefit. Some areas around the corporate limits are shown as agricultural as they seem to be best used for that purpose, while others are shown for specific uses other than agricultural if and when they are annexed into the City.

The Future Land Use plan and categories should not be confused with the current zoning map and classifications of property. The Future Land Use map and categories depict what is considered desirable in the future. The Future Land Use map is not regulatory as is the current zoning map.

For the Future Land Use plan, a classification was added, Beach Property District, for the future potential annexation of the Quiver Beach and Matanzas Beach areas. These properties are unique in their size and use and will not meet other existing classifications within the current zoning ordinance. The classifications used for the Future Land Use plan are shown in the table on the right:

A general description of the City's land use plan classifications and a brief summary of the specific classifications are included below:

LEGEND	
	BP BUSINESS PARK COVENANTS DISTRICT
	C-1 GENERAL COMMERCIAL DISTRICT
	C-1-A CENTRAL SHOPPING DISTRICT
	C-2 HIGHWAY COMMERCIAL DISTRICT
	M-1 LIGHT INDUSTRIAL DISTRICT
	M-2 HEAVY INDUSTRIAL DISTRICT
	PUD PLANNED UNIT DEVELOPMENT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
	W-1 WATERFRONT RECREATIONAL DISTRICT
	BPD BEACH PROPERTY DISTRICT
	CURRENT CITY LIMIT

- Business Park Covenant – BP – Covenant adopted specifically for the development of the Business Park.
- General Commercial – C-1- same as current zoning description
- Central Shopping – C-1A – same as current zoning description
- Highway Commercial – C-2 – same as current zoning description
- Light Industrial – M-1- same as current zoning description
- Heavy Industrial – M-2 – same as current zoning description
- Planned Unit Development – P.U.D – same as current zoning description
- Single Family Residential – R-1 – same as current zoning description
- Multiple Family Residential – R-2 – same as current zoning description
- Waterfront Recreational – W-1 – same as current zoning description
- Beach Property – BPD – Zoning developed for Quiver Beach and Matanzas Beach that provides for their future annexation with unique lot sizes and land use.

Action Items

Clean up Crescent Forge property with IEPA
Clean up Prairie Land Steel
Utilize Opportunity Zone
Move forward with Branding & Marketing

Table 4.1 includes approximate total area in acres for existing zones and zones shown on the future land use plan.

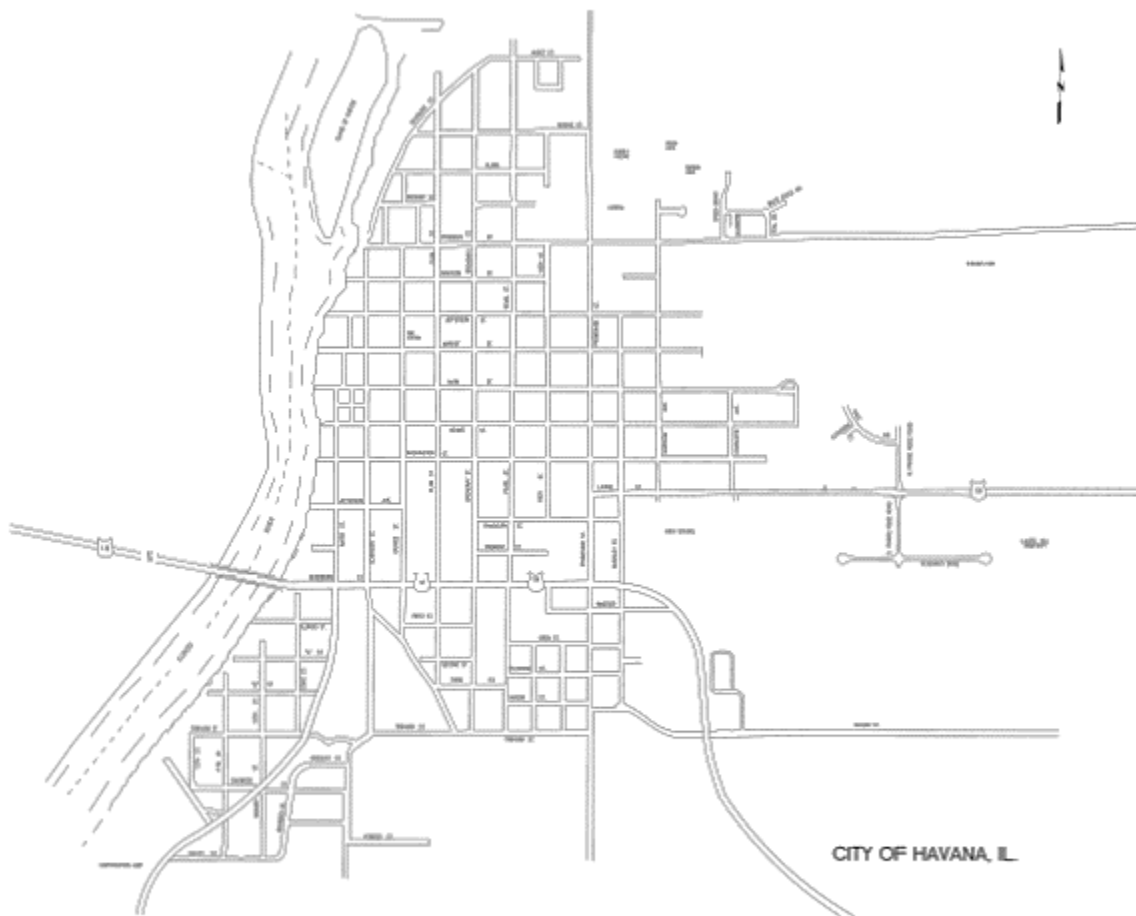
Table 4.1

District	Approximate Current (Acres)	Approximate Future (Acres)
Single Family (R-1)	546.2	875.9
Multiple Family (R-2)	103.9	433.9
General Commercial (C-1) & (C-1-A)	70.0	68.5
Highway Commercial (C-2)	36.4	90.3
Light Industrial (M-1)	6.1	137.3
Heavy Industrial (M-2)	325.3	548.6
Water Front/Recreational (W-1)	42.0	53.6
Planned Unit Development (PUD)	75.4	-0-
Beach Property (BPD)	-0-	196.2

According to housing statistics in the City, housing availability is limited. The Future Land Use plan proposes expansion of areas within the City and the jurisdictional area for future residential, both single and multiple family, developments. To maximize the available highway commercial development, the Future Land Use Plan proposes the area north of U.S. 136 on the east side of town be developed as a C-2 District.

Section V: Transportation Plan

The City of Havana has a well-developed highway and street system that adequately provides transportation routes to nearly all of the major destinations within the community. The street system is shown in Appendix D, highlighting principal arterial, minor arterial, major collector and minor collector streets, local streets are included also for reference. Also in Appendix D, is a street map showing right-of-way and paved surface widths for the streets within the City.



Roadway Classification

“The Illinois Department of Transportation (IDOT) provides a road way classification system. Functional classification is the process by which streets and highways are grouped into classes, or systems according to the character of service they are intended to provide. Basic to this process is the recognition that individual roads and streets do not serve travel independently in any major way. Rather, most travel involves movement through a network of roads. It becomes necessary then to determine how this travel can be channelized within the network in a logical and efficient manner. Functional classification defines the nature of this channelization process by defining the part that any particular road or street should play in serving the flow of trips through a highway network.” (FHWA, 1989).

At the local level, roadway functional class can be used to provide a direct link between transportation and land use planning. Within the comprehensive plan, the interaction between adjacent land use and transportation facilities has been taken into account to provide adequate access through the highway network to the future land use classifications. Designated truck routes, combined with a well-defined functional class designations are used to route direct freight to the appropriate facilities.

Roadway functional classifications applicable to the City include:

1. Principal Arterials

The urban principal arterial system carries the highest traffic volumes and accommodates the greatest trip lengths. They are extensions of rural Other Principal Arterials (OPA) and may traverse the area from one boundary to another. Serves the major economic activity centers and the highest traffic corridors. Serves the major portion of trips entering and leaving the urban area and the majority of through movements desiring to bypass the center of the city.

2. Minor Arterials

Interconnect and supplement the urban principal arterial system. Provide service for trips of moderate length and at a somewhat lower level of mobility than principal arterial routes. Compared to principal arterials, may provide a lower travels speeds and accommodate lower traffic volumes but provide more access to property, but do not usually penetrate residential neighborhoods.

3. Major Collectors

The major collectors serve as an intermediate link between the arterial system and local streets, collecting and distributing trips to and from the arterial system. Collectors provide a lower level of mobility than arterials at lower speeds and server shorter trip lengths. Major collectors provide access to property and traffic circulation within residential, commercial and industrial areas.

4. Minor Collectors

This set of collectors provides a higher degree of access to individual properties than major collectors. They are also known as neighborhood collectors and are primarily found in residential neighborhoods.

5. Local Streets

Local streets serve primarily to provide direct access to abutting land and higher order transportation systems. They offer the lowest level of mobility and usually discourage through traffic movements.

According to IDOT, the following street designations have been assigned to the City of Havana streets:

Principal Arterial

- U.S. Route 136 (Dearborn, Promenade, and Laurel)

Minor Arterial

- Illinois Route 78
- Illinois Route 97

Major Collector

- Promenade Street north of Laurel

Minor Collector

- Broadway Street north of Dearborn
- Franklin Street east of Broadway

Local Streets

- All remaining City Streets

A review of street classifications, existing streets to improve, and future street additions was performed by the steering committee, aided by the Public Works Director. Beyond the IDOT functional classifications, the following streets were considered as routes deserving special treatment due to their significance to the flow of traffic within the City street network.

Minor Collector Streets (as determined by the steering committee)

- Schrader Street
- Main Street
- Oakwood – Pear-Tinkham Streets

The proposed street improvement plan is shown in Appendix D and contains the following specific projects:

Action Items

Through the planning process, including an evaluation of survey comments in regards to the City streets, IDOT roadway functional classification, Future Zoning Map, and current street conditions, a list of roadway projects was developed. The proposed improvements enhance access to current and future residential, commercial, and industrial developments. While a majority of the projects include roadway improvements, some are new construction. Roadway improvements for accommodating potential annexing of unincorporated, partially developed properties are not included in the following list:

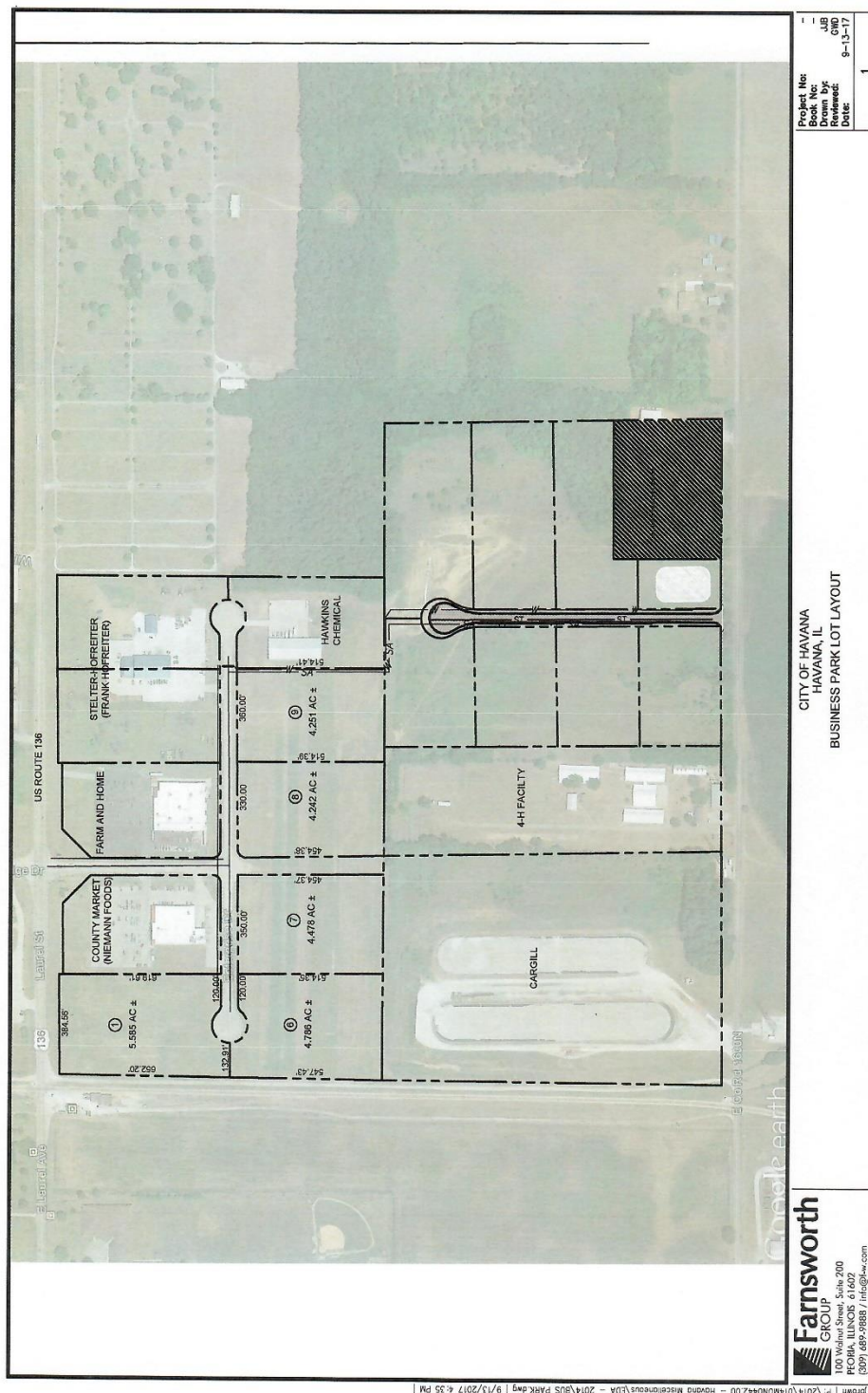
1. Tinkham and Schrader Street Improvements
2. Broadway Street Improvement from Dearborn to Washington Street
3. Orange Street Improvement from Main Street to Franklin Street
4. Schrader Street Improvement from Franklin Street to Pearl Street
5. Mason Street Reconstruction from Illinois Route 97 to Business Park Phase 2 Roadway
6. Business Park Phase 2 Roadway to new Cul-de-sac

Accomplished Items 2021

1. #6 Completed Business Park Phase 2 Roadway to new Cul-de-sac

Action Items 2021

1. Promote marina and riverfront for tourism.
2. Promote Havana Regional Airport
3. Complete ITEP sidewalk to Business Park



Section VI: Infrastructure and Utilities Plan

The City of Havana has made a major investment in the water, sanitary sewer, and storm water systems within the city. These public utilities are critical components for the City to provide the necessities of a “complete community”. These systems are an important asset to the City and proper operation, maintenance, replacement, and expansions are critical to the success of the community and require proper planning. Water distribution, sewer collection, and storm water collection plans are shown in Appendix E and F.

Infrastructure and Utilities Goals, Objectives and Action Items

Goals

The City’s goal for infrastructure is to provide reliable, quality water, sanitary, and storm water services for the City of Havana residents, businesses, and visitors.

Objective

The objective is to meet the needs of the community at an affordable cost for potable water service, sanitary sewer collection, and storm water drainage, while meeting regulatory requirements.

Water System Plan

The City of Havana’s water system consists of groundwater supply wells that draw water from the San Koty aquifer. The San Koty has a large reserve supply and the City is adequately served with significant additional capacity if required in the future. The raw water is high in iron and manganese content, so the City treats the water to lower the iron and manganese concentrations and add fluoride and chlorine in the treated water to comply with IEPA regulations. There are currently two elevated storage tanks, one 300,000 gallon and one historic tank located on Main Street. The distribution system is well maintained and flushed as required on an as needed basis.

Action Items

1. Maintain current system through hydrant flushing and proper system maintenance.
2. Construct new 300,000-gallon elevated tank in the City’s business park.
3. Improve the water treatment plant, by replacing greensand filter (s), replacing interconnecting piping, improving electrical and controls, and other miscellaneous improvements.
4. Replace deteriorating water mains on 11th Street, on alley off “A” Street, and on Washington Street between Harpham and Charlotte.
5. Install water main to complete system looping and improve water pressure and quality:
 - Maywood Street and Crescent Street
 - Main Street and Dale Drive

- Schrader Street and Plum Street
 - Schrader Street and Broadway Street
 - Green Briar
 - Tinkham Street
6. Install new water main to extend water service to Phase 2 of Havana Business Park located in the southeast portion of the property and connect to water main on Mason Street.
 7. Extend water main along Illinois Route 97 to provide water service to residents and businesses north of the railroad crossing.
 8. Extend water main beyond the City's corporate limits to the following areas as shown on Sheet W-3 in Appendix E:
 - Quiver Beach
 - Hickory Hills subdivision and Matanzas Beach
 - Properties east of the Havana Business Park bordered by US Highway 136 to the north, E. County Road 1600N to the south, and N. County Road 1800 E to the east.

Accomplished Items 2021

1. #3 Improve the water treatment plant, by replacing greensand filter (s), replacing interconnecting piping, improving electrical and controls, and other miscellaneous improvements.
2. #6 Install new water main to extend water service to Phase 2 of Havana Business Park located in the southeast portion of the property and connect to water main on Mason Street.

Sewer System Plan

The City's sanitary sewer system is primarily combined sewer with both sanitary and storm water being collected and transported in the same pipe. The Illinois Environmental Protection Agency has required the City make modifications to their system to comply with regulations limiting the discharge of combined sewer overflows at Illinois and Washington Street discharge pipes to the Illinois River. This work is expected to be completed by the end of 2017.

The wastewater treatment system was last updated in the 1970's and is kept in good condition through the efforts of City staff and the licensed wastewater treatment operator. The plant is a mechanical system that treats the wastewater to meet discharge requirements outlined in the City's NPDES discharge permit.

Infrastructure and Utilities Plan

There are ten (10) wastewater pumping stations throughout the system. They range in capacity from 50 gpm at Mound Street to 2,100 gpm at Washington Street. The large number of stations is required due to the mostly flat contours of the City divided by a ridge that runs north and south through the town.

Existing and 20-year proposed sewer maps are shown in Appendix F.

Action Items

1. Complete combined sewer improvements required by IEPA and monitor CSO discharges for volume and quality of overflows.
2. Construct new sanitary sewer for Phase 2 of the Havana Business Park.
3. Construct new sanitary sewer along Illinois Route 97 south of Mason Street to the railroad crossing.
4. Construct new sanitary sewer on Windsor Street east of McKinley.
5. Construct new sanitary sewers and lift station on Franklin Street to serve subdivision(s) east of Harpham Avenue.
6. Replace the four-inch wastewater force main from Tremont Pump Station to Jefferson Street.
7. Separate sewers on Main Street from Plum Street to Broadway Street.
8. Improve sewers on Orange Street from Dearborn Street to Washington Street.
9. Construct sanitary sewer on Schrader Street from Plum Street to Tremont Street.
10. Separate sewers on McKinley Street adjacent to the high school facility.
11. Rehabilitation of the wastewater treatment facility.
12. Line all clay tile sewers throughout the city.
13. Line all brick manholes throughout the city.

Accomplished Items 2021

1. #2 Construct new sanitary sewer for Phase 2 of the Havana Business Park.

Storm Sewer Plan

The primary storm sewer system is contained in the combined sewer system throughout most of the City. The separate storm sewer system is shown on the storm sewer plan in Appendix G. In 1993, the City experienced significant aquifer flooding that greatly impacted much of the City as the groundwater surfaced and attempted to flow from rural areas through the City to the Illinois River. Temporary measures were put in place to reduce the flooding, but damage resulted. Grant money became available and a trunk storm sewer was constructed through the City. Sewer separation projects have been performed since the mid-1990's and the storm sewers are connected to the trunk storm sewer.

Action Items

1. Storm sewer improvements in the southwest quadrant of the City, south of US Route 136, west of Illinois Route 78, and east of the Illinois River.
2. Sewer separation in the City's business district.
3. Storm sewer along Tinkham Street east of Illinois Route 78 and west of Pearl Street.
4. East Main and East Adams Street storm sewer

New Action Item 2021

5. Line super sewer to keep ground water out – eliminate sinkholes.

Section VII: Health Care Facilities Plan

Mason County Health Department, Havana Medical Associates, Home Health Services, Mason District Hospital, and other medical providers supply the City with a full range of medical services.

Mason District Hospital is a critical access hospital located in the City of Havana and is accredited by the Joint Commission and committed to the highest quality patient care. The hospital has a 24/7 Emergency Department, a Lab, a Rehab Department, a Surgery Department, Acute/In-Patient Care and much more.

Several physicians, including family practice, internal medicine, and pediatrics provide clinic services through Havana Medical Associates. A full range of home health care services are also provided through the hospital, including:

- Skilled Nursing Care
- Physical Therapy
- Occupational Therapy
- Speech Therapy
- Social Services
- Home Health Aides



The Mason County Health Department, located in Havana, provides a full range of health care services to county residents. They provide public health programs focused on preventing health issues, promoting good health, and protecting public health. They aim for one stop shopping for family health.



Action Items 2016

1. Provide immunizations
2. Expand services for all ages.
3. Offer wellness programs.
4. Supply all healthcare needs for residents, allowing them to stay in town for their medical needs.

Section VIII: Education Plan

From pre-school programs through retirement learning, the City has a wide-range of educational opportunities.



Havana School District #126 vision statement,

“We will deliver a rigorous, research-based curriculum embedded with best practices that focus on literacy and technology skills”,

provides a snapshot of the educational quality of the District. District #126 has a positive mission statement that promotes their faith in the students and programs within the school system:

“Havana School District #126 believes that our students are capable of learning and achieving at high levels. We firmly believe that our schools must be high performing. By providing the curriculum, instruction, assessments, and support to meet our rigorous academic standards, we will challenge every child every day.”

Spoon River College (SRC), Havana Center, provides opportunities for youth, teens, and adults, at a facility constructed in 2009. SRC provides Associate/Transfer Degrees, Career and Technical Degrees/Certificates, high school dual credit and free adult education (GED) courses. SRC offers business training, summer youth programs, lifelong learning opportunities and facility rental.

Action Items 2016

1. Assure student success.
2. Enhance student learning.
3. Provide instructions that are highly qualified constantly motivated, and actively engaged in self-development.
4. Continue to develop educational resources.
5. Provide a safe and secure school environment.
6. Perform a traffic study in the area of High School, Junior High, and SRC campuses.
7. Provide safe walking and vehicular routes to facilities.



Section IX: Parks and Recreation

The Havana Park District, a separate taxing body, operates and maintains the park facilities throughout the City of Havana. The mission statement of the park district is:



"... to provide quality recreational programs for all community members and to develop, maintain and preserve natural park areas."

The park district accomplishes their mission through programs within their park district facilities and properties located throughout the City of Havana. Properties within the park district are shown in Appendix H, and include the following facilities:

- Chester Center
- Riverfront Park
- Nature Center
- Gymnasium
- Optimist Pool
- Rockwell Mound
- Bellrose Island
- Bellrose Meadows
- Veteran's Park Ballfields
- 10th Street Ballfield
- Chris Dunker Park
- Oak Grove
- Rice Park



Havana Park District's programs include activities and events for all ages, ranging from basketball, tumbling and fitness programs for everyone from you children to older adults. A wide variety of outdoor activities are promoted through the use of park facilities including ball diamonds, archery ranges, riverfront trails, playgrounds, swimming pool, green spaces, and newly resurfaced tennis, pickleball, and basketball courts. The Illinois River is accessible from Riverfront Park, which includes boat ramps, handicap accessible dock for fishing and water access, campground, outdoor theater, shelters, trails and a Nature Center that provides an opportunity for viewing the river, including local artifacts, from an indoor perspective.

The park district maintains an indoor fitness facility called Park Fit at the Chester Center. The Gymnasium is used for organized basketball and other events and is also rented out to the community for birthday parties and such. History buffs will want to visit Rockwell Mound, the second largest standing Indian mound in the Midwest, covering nearly two acres and standing fourteen feet high. The mound has been listed on the National Register of Historic Places since 1987.

Bellrose Meadows, a recent acquisition of the park district, includes approximately 10 acres of land that is virtually undeveloped. A Community Garden and a Pollinator Garden with a hiking trail are planned for this property. The acreage includes a bay that is accessible to the Illinois River. The property and the bay provide unique opportunities for future development, with potential activities to include fishing, kayaking, and property for additional outdoor activities.



Havana is a community of people who love the river and love good old-fashioned family fun like baseball, basketball, boating, and community gatherings. Consequently, Havana's Parks are very heavily used. The Park District's Community Survey results indicated that the residents are very satisfied with park maintenance and recreational opportunities. Respondents encouraged the park district to continue the development of recreational opportunities along the riverfront and throughout the existing parks.

The Havana Park District recently completed a ten-year Master Plan, developed to guide and shape the future of the Havana Park District's parks and facilities. The Vision Statement developed as a result of the ten-year Master Plan states:

In 2030, Havana will have made a name for itself for promoting its Riverfront and its unique Native American heritage. Parks will be bustling with happy people enjoying:

- A renovated pool facility that both children and adults enjoy using
- A beautiful Pollinator Garden with a walking trail and a busy Community Garden producing fresh vegetables and a renewed camaraderie
- More complete accessibility throughout the Parks as well as an accessible playground
- A more active Riverfront with musicians playing, concession sales, adults using outdoor rec equipment alongside children, Art in the Park, and boats using the docks

- Residents involved in increased programming options
- Renewed Community gatherings at the historic Rockwell Mound
- An active group of volunteers helping to expand the Park District's offerings
- Scout groups and families spending a weekend in town, spending the night in unique teepees
- Even the dogs will be happier in Havana, having an approved place to run and meet new friends

To learn more or pay for programs and camping, please visit havanaparkdistrict.org

Action Items 2016

1. Continue to develop Illinois River access opportunities.
2. Continue to develop the Nature Center to enhance educational opportunities.
3. Add features to the Riverfront Park to encourage additional visitors to the Illinois River.
4. Replace the Chester Center with a new building.
5. Develop 1002 Schrader Street property, including campground, cabins, water access, and other uses in accordance with the mission statement.
6. Enhance and/or replace the Optimist Memorial Pool.
7. Develop an indoor fitness center for Park Fit, exercise classes, and possible indoor lap pool.
8. Expand the walking/biking trails.
9. Enhance programs for all ages.
10. Add parking at the Rice Park facility.

Accomplished Items 2021

1. #4 Replace the Chester Center with a new building.
2. #7 Develop an indoor fitness center for Park Fit.

Section X: Housing

Housing within the City of Havana, based on the community survey responses, is an important consideration for living within the city. Respondents are overwhelmingly satisfied with the community as a place to live, but would like to see the community grow. Several housing issues were identified by respondents, including:

- Overall appearances of housing in general
- Quality of long-term care housing
- Availability/quality of elderly housing
- Availability/quality of independent living duplexes
- Availability/quality of affordable housing



Based on 2012 data from the American Community Survey, the city has 98.5% occupancy compared to a national occupancy rate of 87.5%. Over 61% of the housing was built in 1959 or earlier with less than 4.0% of the housing constructed since 2000. This compares with national numbers of 29.9% and 15.3% respectively.

Housing is relatively affordable within the city compared to national housing costs. The median monthly mortgage cost in Havana is \$909 and median gross rent is \$514 per month versus national costs of \$1,540 and \$904 respectively. Based on data from 2012, 32.1% of Havana residents spend over 30% of their household income on mortgage costs compared to 35.4% nationwide. Housing costs for 46.2% of those renting within the city spend more than 30% on gross rent versus 48.3% throughout the country.

In an effort to increase the available property for housing development, the 20-year proposed zoning map expands areas zoned for single and multi-family home within the 1.5-mile radius of the planning document jurisdiction. A majority of the existing acreage within the city is built-out, so the 20-year planning map provides 330 additional acres zoned for single family residential development and an additional 329 acres zoned multi-family residential. These properties are intended to address the availability of elderly, independent, and affordable housing identified by the survey respondents.

Action Items: 2016

1. •Review and implement ordinances to improve the housing appearance throughout the city
2. •Approach developers to construct housing units to meet the city residents' needs
3. •Annex properties and provide utilities to allow for housing development
4. •Access grant monies to improve existing housing
5. •Attract developers for the construction of an assisted living facility
6. •Enhance property for duplex development for the elderly
7. •Evaluate incentives for housing development

Accomplished Items 2021

1. #4 Accessed grant monies through CDBG 2016-2017 – Ward 2 nine homes were repaired.
2. #4 Accessed grant monies through CDBG 2018-2021 – Ward 3 ten homes will be repaired.

Action Items 2021

Continue CDBG program